

ASSIGNEE'S SALE

of valuable, improved real estate located on the East side of Maryland Route 75, in Liberty Election District, Frederick County, Maryland.

By virtue of the power and authority contained in the Mortgage from Carroll T. Green and Mary T. Green, husband and wife, dated May 5, 1978, and recorded in Liber 1048, folio 968, one of the Land Records of Frederick County, Maryland, the Assignee will offer for sale at the Court House door, in Frederick, Maryland, on

WEDNESDAY, NOVEMBER 21, 1979

At 11:00 A.M.

all the following described land together with the improvements thereon, to wit:

All that lot or parcel of land situate, lying and being in Liberty Election District, Frederick County, Maryland, and lying on the East side of Maryland Route 75, and being more particularly described as follows:

BEGINNING for the same at a 10" diameter tree with 3 surveyor's slash marks near an overturned deed stone believed to be the point of beginning of the first parcel of land described in Liber J.L.J., #16, folio 347, and accepted as a corner by all concerned parties, thence with the 1st and 2nd line of said 1st parcel, corrected for declination, (1) South 19° 28' 42" West 177.16 feet to a 1 1/2" steel pin agreed to as a corner by all concerned parties, (2) North 58° 1' 18" West 271.34 feet to a 2" iron pipe set in the State Roads Commission right of way line 50.66 feet approximately opposite station 292+90 as shown on State Roads Commission Plat #32638, and passing over 1/2" iron pipes at the end of 29.94 feet, 63.04 feet, 106.36 feet, 173.76 feet, 225.16 feet, thence with the Easterly right of way line of the aforesaid State Route 75, as shown on State Roads Commission Plat #32638, 5 courses (3) North 21° 58' 42" East 9.91 feet to a 1 1/2" iron pipe 50 feet opposite station 293, (4) North 29° 18' 46" East 100.89 feet to a 1/2" iron pipe 58 feet opposite station 294, (5) North 25° 59' 25" East 85.95 feet to a 1/2" iron pin 53 feet opposite station 294+86, (6) North 24° 43' 42" East 39.00 feet to a point 53 feet opposite station 295+25, (7) North 12° 14' 29" East 14.91 feet to a 1 1/2" iron pipe 50.84 feet approximately opposite station 295+40, thence reversely, with the 2nd and 1st lines of the 2nd parcel in Liber J.L.J., #16, folio 347, approximately along a line of old stumps and fence posts (8) South 48° 24' 18" East 148.72 feet to a 1/2" iron pipe now set (9) South 35° 01' 31" East 128.47 feet to the point of beginning, the same containing 1.2722 acres, more or less, as surveyed by Frederick Wallace Pyne on July 1, 1967.

BEING all and the same real estate that was described and conveyed unto Carroll T. Green and Mary T. Green, husband and wife, by deed dated May 5, 1978, and recorded among the Land Records of Frederick County, Maryland, in Liber 1048, folio 966.

The improvements consist of a mobile home on black foundation with an attached garage and uncompleted second floor addition. The mobile home contains three bedrooms, living room, kitchen and one bath. Oil furnace. Well and septic installed.

TERMS OF SALE: A deposit of ten percent (10%) of the purchase price will be required in cash or certified check payable to the Assignee at the time of sale, the balance to be paid upon ratification of sale by the Court. All costs of conveyancing, revenue stamps and transfer taxes are to be borne by the purchaser or purchasers; all state and county real estate taxes and other public charges will be adjusted at the time of sale.

HOWARD R. STEPLER, JR.
ASSIGNEE

Mary Ann Stepler
STEPLER AND STEPLER
18 West Church Street
Frederick, Maryland 21701
GEORGE I. LEASE
Auctioneer

ACKNOWLEDGMENT OF PURCHASE

I _____ do (does) hereby acknowledge that I _____ have (has) purchased the real estate described in the advertisement attached hereto at and for the sum of TWENTY SIX THOUSAND _____

Dollars (\$ 26,000.00), the sum of

Two Thousand Six Hundred _____

Dollars (\$ 2,600.00) having been paid this date and the balance of Twenty Three

Thousand Four Hundred _____

Dollars (\$23,400.00) being due and payable

at the time of final settlement and I _____

do (does) further covenant and agree that

I _____ will comply with the terms of

sale as expressed in the advertisement

attached hereto.

WITNESS my _____ hand(s) and seal(s) this

21st day of November 1979.

Kenneth D. Poole (SEAL)
Kenneth D. Poole

(SEAL)

PURCHASER(S)

WITNESS:

Ignatius E. Lease
Ignatius E. Lease

Filed November 27, 1979